



AGENDA

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Eric Meyer, 3rd District
Jim Harrison, 4th District
Don Campbell, 5th District

MEETING DATE: Thursday, April 28, 2016

MEETING LOCATION AND SCHEDULE

Regular Planning Commission meetings are held in the Board of Supervisors Chambers, County Government Center, 1055 Monterey Street, Room D170, San Luis Obispo, on the second and fourth Thursdays of each month. Regular Adjourned Meetings are held when deemed necessary. The Regular Meeting schedule is as follows:

Meeting Begins	.	9:00 a.m.
Morning Recess	10:30 a.m.	10:45 a.m.
Noon Recess	12:00 p.m.	1:30 p.m.
Afternoon Recess	3:15 p.m.	3:30 p.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.

ROLL CALL

FLAG SALUTE

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Commission on matters other than scheduled items may do so at this time, when recognized by the Chairman. Presentations are limited to three minutes per individual.

PLANNING STAFF UPDATES

2. This is the time set for Planning Staff updates.

CONSENT AGENDA:

3. January 28, 2016 draft Planning Commission minutes
4. February 4, 2016 draft Planning Commission minutes
5. February 5, 2016 draft Planning Commission minutes

6. A request for a second time extension by **CHAD WITTSTROM** for Vesting Tentative Tract Map 2723 to subdivide an existing 48.63-acre parcel into 38 parcels of 1.0 to 5.0 acres each for the purpose of sale and/or development and one 1.09-acre public lot to be offered to the San Miguel Community Services District for construction of a future water tank, and designate the project site as a TDC Receiver Site with a 50 percent density bonus (4 additional lots). The project includes off-site road improvements to River Road, Martinez Drive, and Magdalena Drive. The project will result in the disturbance of approximately 3.3 acres of a 48.63-acre parcel for the creation of two on-site roads. The proposed project is within the Residential Suburban land use category and is located at the terminus of Martinez Drive, approximately 1,200 feet east of North River Road in the community of San Miguel. The site is in Salinas River Sub-area of the North County Planning Area. A Negative Declaration was issued on April 17, 2006 for this project.

County File Number: SUB2004-00306

Supervisory District: 1

Project Manager: Jo Manson

Assessor Parcel Number: Multiple

Date Accepted: N/A

Recommendation: Approval

7. A request for a first time extension by **IVDC, LLC** for Vesting Tentative Tract Map 3010/Development Plan/Coastal Development Permit to subdivide an existing approximately 12,152 square foot parcel into eight residential air space condominium units ranging from 635 square feet to 1,550 square feet each available for sale, within a single "u" shaped building constructed around a center courtyard. The project will result in the demolition of the existing structures on site and grading of the site resulting in disturbance of the entire 12,000 square foot parcel. The project includes off-site street improvements such as widening and installing curb, gutter, and sidewalk along San Miguel Street. The proposed project is within the Residential Multi-Family land use category and is located at 235 San Miguel St. in the community of Avila Beach. The site is in the San Luis Bay (coastal) planning area. A Negative Declaration was issued on December 17, 2009 for this project.

County File Number: SUB2008-00059

Supervisory District: 3

Project Manager: Jo Manson

Assessor Parcel Number: 076-196-003

Date Accepted: N/A

Recommendation: Approval

8. A request for a second time extension by **WOODRUFF INVESTMENT CORPORATION** for Vesting Tentative Tract Map 2743 and Conditional Use Permit to subdivide an existing 24,975 square foot parcel into seven residential parcels ranging from 1,505 square feet to 2,396 square feet each and one open space parcel at 14,996 square feet for the purpose of sale and/or development. The project will result in the disturbance of the entire 24,975 square foot parcel. The division will require extending 9th Street and James Street through the property. The proposed project is within the Commercial Retail land use category and is located on James Way, 200 feet south of 8th Street, in the community of Templeton. The site is in the Salinas River Sub-area of the North County Planning Area. A Negative Declaration was adopted on June 26, 2003 for the project site that was deemed adequate and was relied on by the Planning Commission on February 23, 2006 when Tract 2743 and Conditional Use Permit were approved.

County File Number: SUB2005-00010

Supervisory District: 1

Project Manager: Jo Manson

Assessor Parcel Number: 041-202-009

Date Accepted: N/A

Recommendation: Approval

HEARINGS: (Advertised for 9:00 a.m.)

9. Continued hearing to consider a request by **HURLEY RANCH, LLC** for a Vesting Tentative Tract Map (Tract 3053) to subdivide three existing parcels (total 66.5 acres) into 13 residential lots

ranging in size from 5.10 to 5.29 gross acres. Twelve of the 13 lots (proposed Lot 2 to 13) will be for sale and/or development; the existing residence on the site will remain on the proposed Lot 1. The project includes construction of a private access road with associated drainage and utility improvements and a creek crossing. Each parcel will be served by individual well and septic systems. The proposed project will result in site disturbance of approximately 3.6 acres on an overall 66.5 acres site. The project is located on the west side of Old Oak Park Road, between Vetter Lane and Erhart Road in the Arroyo Grande fringe area, about 1.2 miles north of the City of Arroyo Grande. The project is within the Residential Rural land use category in the San Luis Bay (south) planning area. Also to be considered is the approval of the environmental document. A mitigated negative declaration as issued on February 25, 2016. (CONTINUED FROM 4/14/16)

County File Number: SUB2013-00009

Supervisory District: 4

Project Manager: Schani Siong

APN(s): 044-368-001, 044-561-006 & 007

Date Accepted: December 4, 2015

Recommendation: Approval

10. A request by **BILL & BECKY ALLEN** for a Variance/Coastal Development Permit to allow grading on slopes in excess of 30% for a three level single family residence of approximately 2,734 square feet with an approximately 784 square foot garage on a 6,250 square foot lot. The proposal includes the following components: (1) grading and excavation for the lower level garage, driveway, grade transition to the street and building foundation; (2) site disturbance of approximately 4,200 square feet including on-site drainage improvements; and (3) development of the residence with perimeter landscaping. The proposed project is within the Residential Single Family land use category and is located at 2733 Richard Avenue, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the environmental document. A general rule exemption was issued for this project.

County File Number: DRC2010-00013

Supervisory District: 2

Project Manager: Cody Scheel

Assessor Parcel Number: 064-211-041

Date Accepted: December 18, 2015

Recommendation: Approval

11. A request by **BETTY THOMAS** for a Variance to allow for grading of a driveway on slopes greater than 30 percent and development of a primary dwelling of 2,500 sq. ft and a secondary dwelling of 1,200 sq. ft. Grading shall consist of 3,950 cubic yards of cut and 2,680 cubic yards of fill with total site disturbance of approximately 63,000 sq. ft. The site is located on the north side of Peachy Canyon Rd, approximately ½ mile west of Merry Hill Rd, west of the City of Paso Robles in the Salinas River sub-area of the North County Planning Area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued on March 18, 2016

County File No: DRC2015-00068

Supervisory District: 1

Project Manager: James Caruso

Assessor Parcel No: 018-019-005

Date Accepted: March 4, 2016

Recommendation: Approval

ADJOURNMENT

ESTIMATED TIME OF ADJOURNMENT: 12:00 PM

RAMONA HEDGES, SECRETARY
COUNTY PLANNING COMMISSION

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Commission within 72 hours preceding the Planning Commission meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Commission during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 12 extra copies of documents that they intend to submit to the Planning Commission during a meeting so that those extra copies can be immediately distributed to all members of the Planning Commission, County staff, and other members of the public who desire copies.

RULES FOR PRESENTING TESTIMONY

Planning Commission hearings often involve highly emotional issues. It is important that all participants conduct themselves with courtesy, dignity and respect. All persons who wish to present testimony must observe the following rules:

1. When you come to the podium, first identify yourself and please state your area of residence. Commission meetings are tape recorded and this information is needed for the record.
2. Address your testimony to the Chair. Conversation or debate between a speaker at the podium and a member of the audience is not permitted.
3. Keep your testimony brief and to the point. Talk about the proposal and not about individuals involved. On occasion, the Chair may be required to place time limits on testimony; in those cases proposal description/clarification will be limited to 12 - 15 minutes, individual testimony to 3 minutes, and speakers representing organized groups to 5 minutes. Focus testimony on the most important parts of the proposal; do not repeat points made by others. And, please, no applauding during testimony.
4. Written testimony is acceptable. Letters are most effective when presented at least a week in advance of the hearing. Mail should be directed to the Planning Department, attention: Planning Commission Secretary. However, email correspondence is most effective when sent up to 24 hours in advance of the hearing. Email should be directed to RHedges@co.slo.ca.us. Do not include personal information such as address and telephone numbers.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Commission decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices for the hearing impaired available upon request.

COPIES OF VIDEO, CD: You may obtain copies of the Video Recording through AGP Video at 805-772-2715, for a fee. Copies of the CD of the proceedings are available at the Department of Planning and Building, for a fee.

ON THE INTERNET

This agenda and associated staff reports may be found on the internet at: <http://www.slocounty.ca.gov/planning.htm> under Quicklinks, Meeting Agendas. For further information, please call (805) 781-5612.